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North York Civic Centre
5100 Yonge Street
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cc: Chris Drew, Land Use Planner, Devine Park LLP

RE: 4050 Yonge Street 2nd round of Comments Response

Responding to letters from:

- Development Engineering Memorandum – letter dated January 8, 2021 from Winston Thai;
- TRCA – letter from Anna Lim dated February 2, 2021;
- Ravine & Natural Feature Protection – letter from Dan Hammerschlag dated January 11, 2021;
- Toronto Green Standards Checklist V3.0; and
- Environment & Energy Division – email received from Zac Zandona January 18, 2021.

Development Engineering Memorandum - letter dated January 8, 2021 from Winston Thai

PART I – ZONING BY-LAW AMENDMENT APPLICATION

A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR PLANS, STUDIES, AND DRAWINGS

Transportation Services

1. Drawing A.03, Site Plan, dated December 10, 2020, by IBI Group

1.1 Revise the site plan to show the provision of minimum 2.1 m wide linear paths of concrete sidewalks along all development site frontages which:

- (i) Must be clear of any encumbrances such as utility poles, fire hydrants, bike rings, street furniture, specialized paving areas, landscaping, etc.;
- (ii) Must have appropriate transition areas within the site frontages connecting to the existing sidewalks at a 5:1 ratio;
- (iii) Must be continuous through the driveway;
- (iv) Must be offset 0.3m from the property line; and
- (v) Must be aligned with the existing adjacent sidewalks and maintain a linear course.

Response: A.03 Site Plan has been updated.

1.2 Include notation on the site plans and landscape plans stating that “The new reconstructed sidewalks along the development site frontages will be built to the satisfaction of the City and at no cost to the municipality”.

Response: Note added to A.03 Site Plan.

1.3 Include a notation on the site plan and landscape plan stating that "The 15.0m corner rounding at the southeast corner of the site will be conveyed to the City in an unencumbered manner for a nominal sum, to the satisfaction of the City."

Response: Note added to A.03 Site Plan.

2. Drawing A.02, Context Plan & Site Statistics, dated December 10, 2020, by IBI Group

2.1 The proposed GFA and land use scale provided in drawing A.02 (Context Plan and Site Statistics) and in the TIS Assessment, dated December 10, 2020 (Table 6 and Table 7) are not consistent. The applicant must address this inconsistency. See Section E for more details.

Response: TIS Assessment has been coordinated with the project statistics.

3. Drawings A.04-08, P1-P5 Parking Level, Ground Floor Plan, dated December 10, 2020, by IBI Group

3.1 In conjunction, please provide parking and loading spaces in accordance with the rates specified in section B or alternatively submit acceptable documentation that justifies reduced parking and loading supply.

Response: Parking and loading supply has been coordinated with the TIS, please refer to TIS by BA Group.

Engineering and Construction Services

2. Drawing A.02, Context Plan & Site Statistics, dated December 10, 2020, by IBI Group

2.1 Provide detailed breakdown of each floor's GFA area and show on drawings.

Response: Floor by floor detailed GFA calculation chart was added to the A.02 Context Plan & Site Statistics.

3. Drawing A.03, Site Plan, dated December 10, 2020, by IBI Group

3.1 Include notation on the site plan drawing that states the type of construction is fire-resistive and vertical openings and exterior vertical communications are properly protected (1 hr rating)

Response: Note #3 added under General Notes on A.03 Site Plan.

PART II – SITE PLAN CONTROL APPLICATION

A. REVISIONS AND ADDITIONAL INFORMATION REQUIRED FOR PLANS, STUDIES, AND DRAWINGS

Transportation Services

1. Drawing A.03, Site Plan, dated December 10, 2020, by IBI Group

1.1 Revise and label the driveway access as per City of Toronto Standard Drawing T-310.50.01

Response: Driveway entrance detail revised and labeled on A.03 Site Plan.

1.2 Reduce the width of the proposed driveway to 6.0 metres.

Response: Reduction of driveway not possible for functional reasons. Design consistent with previous approval.

1.3 Please illustrate and label the following specifications on all plans:

- Label the location of the existing bus shelter and bus pole on Yonge Street; and
- Label the location of the existing bus shelter and bus pole on Wilson Avenue.

Response: Existing bus shelters and bus poles are shown and labeled on A.03 Site Plan.

1.4 Move/relocated the existing street light adjacent to the proposed Air Shaft (within the 2.1m sidewalk) out of the pedestrian clearway.

Response: Street light relocated as shown on A.03 Site Plan.

1.5 There is a hydro pole adjacent to the proposed site driveway. Show the proposed location of the relocated existing hydro pole on revised plans. Please be advised, any proposed new driveway must be located at least 1.0m from utilities.

Response: Existing hydro pole at the site driveway to remain, required separation distance from new driveway provided and indicated on A.03 Site Plan.

1.6 Provide and label on the site plan new tactile walking surface indicators (TWSI) at the southeast corner of the site (northwest corner of Wilson Avenue / Yonge Street / York Mills Road intersection), as per City of Toronto Standards.

Response: Provided and labeled on A.03 Site Plan.

1.7 Reconfigure the site to accommodate the residential drop-off in an area that does not compromise other vehicular safety. In addition, it should be designed with sufficient space so that vehicle movement will not disrupt other vehicular access and on-site circulation for vehicles should avoid reversing or maneuvering onto driveway.

Response: Residential drop-off area revised and coordinated with BA Group maneuvering diagram as shown on A.08 Ground Floor Plan.

2. Drawing A.04-0.8, P1-P5 Parking Level, Ground Floor Plan dated December 10, 2020, by IBI Group

2.1 Label all parking spaces with a unique number.

Response: All parking spaces are labeled with unique number, refer to A.04-07 Parking Plan.

2.2 Provide convex mirrors at all turns within the parking garage and at top and bottom of all ramps.

Response: Convex mirrors provided as required, refer to A.04-08.

2.3 Show the provision of a warning system, on the plans, which alerts motorists exiting the parking garage to watch for large trucks manoeuvring in the area near the entrance to the garage. As such, provide documentation describing the elements of the warning system and how it will be operated.

Response: Warning system provided as required, refer to A.07 Ground Floor Plan. Warning system documentation is provided by BA Group.

3. SS-1, Site Servicing Plan, dated December 7, 2020 by Schaeffers Consulting Engineers
3.1 As per City's Built forms, Multiple tower development including shared podium will **require** each tower and the shared podium to have its own set of water, sanitary and storm service connections. Shared SWM facility is acceptable provided each tower/podium to have its own stormwater collection pip system and each collection pipe system to have its own monitoring system installed. Revise accordingly.
Response: Revised implemented on SS-1.
- 3.2 Coordinate and ensure all transportation service comments are included in drawing.
Response: Completed.

Fire Services

1. Drawing A.03, Site Plan, dated December 10, 2020, by IBI Group
1.2 Fire access route within 3 to 15 meters of the principal entrance.
Response: Principal entrances to residential building and hotel have been relocated to comply with the Fire Services requirements. The distance from fire access route to principal entrance is indicated on Drawing A.08 Ground Floor Plan. Proposed driveway will not be used as fire access route.
- 1.3 The following criteria need to be confirmed for the entire portion of the [fire] access route:
- Width: Fire access routes shall be at least 6 metres wide throughout;
 - Clearance overhead: fire access route shall have an overhead clearance of at least 5 m throughout; and
 - Load support shall be sufficient to support the expected loads imposed by firefighting equipment, meet the requirements of the CHB Design Code, CAN/CSAS6, and shall be surfaced in order to be accessible under all climatic conditions.
- Response:** Fire access is provided from Wilson avenue at the site entrance. The location where the fire truck enters the site's drive way is 12 metres as indicated on the drawings. Fire access route has no overhead restrictions, is surfaced and will comply with all structural load requirements.

Solid Waste Management Services

1. Drawing A.08, Ground Floor Plan, dated December 10, 2020, by IBI Group
1.1 Revised drawings must annotate the waste compactor within the residential waste room.
Response: Compaction unit is indicated within the residential waste room, refer to A.08 Ground Floor Plan.
- 1.2 Revised drawings must indicate that all overhead doors the collection vehicle will be passing through have a minimum overhead clearance of 4.4. metres.
Response: Overhead doors clearance of 4.4. metres is provided and indicated on A.08 Ground Floor Plan.
- 1.3 Revised drawings must indicate a warning system to caution motorists leaving the parking garage of heavy vehicles when loading operations are occurring. Warning system should include both lights and signs.
Response: Warning system is provided as required and indicated on A.08 Ground Floor Plan.

1.4 Include the following notation [see memo] on the site plan drawing.

Response: Required notation is provided on A.08 Ground Floor Plan.

Engineering & Construction Services

2. Drawing A.03, Site Plan, dated December 10, 2020, by IBI Group

2.1 Include the following notations [see memo].

Response: Required notation is provided on drawing A.03, Site Plan

D. ADVISORY OF OTHER CITY APPROVALS & REQUIREMENTS

9. Toronto Green Standards

9.1 Toronto Green Standards (TGS) Tier 1 Performance Measures – not met and responses:

- AQ 1.1 — Single-Occupant Auto Vehicle Trips

Response: Requirement met. Please refer to the April 12, 2021 letter from BA Group and the Checklist – Toronto Green Standards Version 3.0.

- AQ 1.2 — LEV and Sustainability

Response: Requirement met. Please refer to the April 12, 2021 letter from BA Group and the Checklist – Toronto Green Standards Version 3.0.

- AQ 1.3 — Electric Vehicle Infrastructure

Response: Requirement met. Please refer to the April 12, 2021 letter from BA Group and the Checklist – Toronto Green Standards Version 3.0.

- SW1.2 — Waste Storage Space

Response: Identified on A.08 Ground Floor Plan.

- SW1.4 – Compaction

Response: Compaction unit has been identified in the residential garbage room and compactor c/w with compactor pad within the loading area on the A.08 Ground Floor Plan.

Further, information has been provided for WQ2.1, WQ2.2, and WQ 3.1.

TRCA - letter from Anna Lim dated February 2, 2021

2. TRCA has no objections to above grade balconies projecting up to 0.5 metres into this 3 metre structural setback. Please provide confirmation that these balconies can be maintained without encroaching into the 10 metre buffer.

Response: Required note #4 is added to the 'General Notes' on A.03 Site Plan.

3. Relabel all plans to state “Long Term Stable Top of Slope” or “LTSTOS”.

Response: Relabeled as required on all drawings.

Ravine & Natural Feature Protection - letter from Dan Hammerschlag dated January 11, 2021

Architectural Plans

Site Plan (A.03)

1. All existing and proposed site conditions must be contained on the Site Plan, including all limits of disturbance, existing and proposed property boundaries including lands proposed for TRCA conveyance, City conveyance, and lands to be rezoned as open space.

Response: Identified as required on A.03 Site Plan.

2. All tagged trees and minimum tree protection zones within 12m from the limit of site disturbance associated with the proposed development shall be included on the Site Plan.

Response: Identified as required on A.03 Site Plan. Please also refer to TIPP report by Kuntz Forestry Consulting.

3. The resubmission form dated December 10, 2020, states "In addition, a 3.0 meter maintenance buffer has been secured on private lands, free and clear any built form other than minor projecting balconies.", however the Site Plan identifies additional hardscape within the 3m and 10m buffer setbacks. Please revise accordingly.

Response: Revised accordingly, refer to A.03 Site Plan.

4. The applicant/owner shall add the Ravine & Natural Feature Protection By-law note (below) to the Site Plan, to advise contractors of the regulated area, and the penalties associated with un-authorized activities.

Response: RNFP BY-LAW NOTE added to A.03 Site Plan.

Site Plan (A0.03) to Building Section 1-1 East West Section Looking North (A.24.1)

Multiple comments:

Identifies the "Latest Stable Top of Slope" not the "Long Term Stable Top of Slope". All plans should be consistent and identify the "Long Term Stable Top of Slope".

Response: Revised as requested on all drawings (A.04 to A.24.1).

Multiple comments:

There is an additional boundary line shown approximately 2.7m past the 3m maintenance buffer into the 10m buffer setback. The applicant shall clearly identify what this line represents. If it is the proposed underground foundation, this should be clearly labeled.

Response: Line removed from all drawings (A.04 and A.05.2).

Multiple comments:

Previous extent of foundation should be identified and clearly labeled.

Response: Identified and labeled on A.04 and A.05.1.

Multiple comments:

16. A below grade hydro transformer is shown in the northeast corner of the property within the 10m buffer setback. There is to be no development within the 10m buffer setback. The hydro transformer must be located outside of the 10m buffer setback (A.08 and A.23)

Response: Below grade switch gear room is owned by Toronto Hydro and located as per Toronto Hydro requirements. Switch gear room is to remain as discussed and agreed on by TRCA.

Civil and Utilities Plans

Site Servicing Plan (SS-1)

Site Grading Plan (SG-1)

Erosion & Sediment Control Plan (SC-1)

Public Utilities Plan — UT-1

Response: all requested revisions have been implemented and an appropriate scale has been provided. With respect to the below grade hydro transformer is shown in the northeast corner of the property within the 10 m buffer setback, it is a below grade switch gear room owned by Toronto Hydro and located as per Toronto Hydro requirements. Switch gear room is to remain as discussed and agreed on by TRCA.

Toronto Green Standards

Revised plans or further information is required: EC2.1 and 2.2

Response: Requirements met. Please refer to L2 and the Ravine Stewardship plan, as well as the Checklist – Toronto Green Standards Version 3.0.

Toronto Green Standards Checklist V3.0

Information has been provided for WQ4.1, EC3.1, EC3.2, and AQ3.2.

Environment & Energy Division – email received from Zac Zandona January 18, 2021

1. Typical details for opaque clear fields including wall, roof, and window assemblies along with the area takeoff's and transmittance value calculations.

Response: Please see standard wall and roof assembly details in the Energy – Response to the Environment and Energy Division Letter – Wall-Roof Assembly and Glass Configurator Datasheet PDF.

2. Transmittance values of the selected glazing. Example: Frame Plus screenshot to demonstrate the transmittance values of the selected glazing is also acceptable.

Response: Please see the performance data information in Energy – Response to the Environment and Energy Division Letter – Wall-Roof Assembly and Glass Configurator Datasheet PDF.

3. Typical linear interface details and takeoffs with transmittance values.

Response: Please see the performance data information in the Energy – Response to the Environment and Energy Division Letter – Wall-Roof Assembly and Glass Configurator Datasheet PDF.

4. Show the effective R-value using the Thermal Performance Spreadsheet, preferably the completed BETBG calculator.

Response: Not available. Will be provided when working drawings are prepared.

Response to comments prepared
by Anna Kogan
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